

GENERAL COUNSEL'S REPORT

April 25, 2018

A. Ave Maria Home, Bartlett (Shelby County), TN – CN1312-048AEE

- Request for a two month extension from June 1, 2018 to August 1, 2018

The project was approved on April 23, 2014 for the replacement of 35 of the existing 75 nursing home beds and the addition of 25 new Medicare skilled beds to be housed in 6 newly constructed Green House Homes at 2805 and 2840 Charles Bryan Road in Bartlett. The 25 new beds were subject to the 2013-2014 Nursing Home Bed Pool. All beds were to be dually certified. The estimated project cost was \$7,999,960.00.

- February 24, 2016- 18 month extension granted extending the expiration date from June 1, 2016 to December 1, 2017 and increase in project cost to \$9,300,000.00
- August 23, 2017-Six month extension granted by the Executive Director pursuant to the Delegation of Authority policy extending the expiration date from December 1, 2017 to June 1, 2018. As of May 2017, three of the five 12-bed homes had walls and roofs in place and framing was due to start on the other two the following week.

Staff recommends approval because the project is nearing completion, and the time requested is necessary for implementation of the CON.

B. Trustpoint Hospital, LLC, Murfreesboro (Rutherford County), TN – CN1502-006A

- Request for a one year extension from July 1, 2018 to July 1, 2019 to run concurrently with CN1606-024A.

CN1502-006A was approved on May 27, 2015 for the addition of 33 licensed beds, with total beds increasing from 96 to 129 beds. All bed increases occurred within existing space with no new construction involved. Phase 1 was implemented before the facility underwent a change of ownership and certificate of need application CN1606-24A was filed.

CN1606-24A approved on October 26, 2016, added 88 beds in new construction increasing total beds from 129 to 217.

Trustpoint was approved as a 60-bed hospital in CN0610-089AE. The facility has previously added beds under CN1207-031A (16) and also under the 10-bed exemption process twice in 2013 and 2014.

Staff recommends approval of the 12 month extension request so the projects can run concurrently.

C. The Farms at Bailey Station SNF, Collierville (Shelby County), TN – CN1303-008AE

- Request for a 24 month extension from July 1, 2018 to July 1, 2020 and increase in project cost from \$7,285,568 to \$13,276,833.

The project was approved on June 26, 2013 with an extended expiration date of three years for the establishment of a skilled nursing facility consisting of 30 Medicare certified skilled nursing beds to be part of a continuing care retirement community. These beds were subject to the 2012-2013 Nursing Home Bed Pool. A 23-month extension was granted on June 22, 2016 extending the expiration date from August 1, 2016 to July 1, 2018.

This project is part of The Farms at Bailey Station, a massive continuing care retirement community (CCRC), which will include independent living, garden homes, memory care, assisted living and a 60-bed skilled nursing home upon completion.

Staff recommends approval because the owners have invested \$13 million toward the development of the CCRC of which this project is a part. Groundbreaking for the skilled nursing facility is expected to occur in mid-May, 2018.

D. The Farms at Bailey Station SNF, Collierville (Shelby County), TN – CN1311-045AE

- Request for a 24 month extension from July 1, 2018 to July 1, 2020 and an increase in project cost from \$6,292,417 to \$10,896,514.

The project was approved on February 26, 2014 with an extended expiration date of three years for the addition of 30 Medicare-certified skilled beds in addition to the 30 Bed SNF approved by CN1303-008A, for a total of 60 SNF beds. These beds were subject to the 2013-2014 Nursing Home Bed Pool. A 15-month extension was granted on June 22, 2016 extending the expiration date from April 1, 2017 to July 1, 2018.

This project is part of The Farms at Bailey Station, a massive CCRC, which will include independent living, garden homes, memory care, assisted living and a 60-bed skilled nursing home upon completion.

Staff recommends approval because the owners have invested \$13 million toward the development of the CCCRC of which this project is a part. Groundbreaking for the skilled nursing facility is expected to occur in mid-May, 2018.

E. Stones River Manor, Murfreesboro (Rutherford County), TN – CN1506-026AEE

- Request for a 2 month extension, from 5/1/2018 to 7/1/2018

The project was approved on 9/23/2015 for the establishment of a 30 bed Medicare-certified skilled nursing home located at 205 Haynes Drive, with an estimated total cost of \$2,729,126.75.

A six month extension was granted by the Executive Director on August 17, 2017 pursuant to the Agency's Delegation of Authority policy extending the expiration date from November 1, 2017 to May 1, 2018. The project was 80% complete at the time.

Approval is recommended by Agency staff because construction is complete and awaiting Tennessee Department of Health occupancy approval.